



# BOARD OF ZONING ADJUSTMENTS

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Final Agenda

December 14, 2015

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## **MEETING INFORMATION**

### Location

#### **City Council Chambers**

1<sup>st</sup> Floor, City Hall  
1300 Perdido Street  
New Orleans, Louisiana

### Time

10:00 a.m.  
*Decision Appeals are heard  
after 1 p.m.*

### Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Thomas McCall Screen

Jaime Ramiro Diaz

Alfonso Gonzalez II

Myra Bercy

Mary Harper Malone

The general public cannot speak  
with the members personally.

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The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **December 24, 2015**.

### General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

### Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

- A. **Moment of Personal Privilege**
- B. **Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules**
- C. **Special Order of Business – Recognition of Past Board Members**
- D. **BZA Dockets – Former Comprehensive Zoning Ordinance<sup>1</sup> - Unfinished Business**

**ITEM 1 – Docket Number: 081-15**

**Applicant or Agent:** Harry Baker Smith Architects, 515 Toulouse, L.L.C.,  
**Property Location:** 515-517 Toulouse Street & 516 Wilkinson **Zip:** 70130  
**Bounding Streets:** Toulouse St., Decatur St., Chartres St., & Wilkinson St.  
**Former Zoning:** VCC-2 Vieux Carré Commercial District  
**Current Zoning:** VCC-2 Vieux Carré Commercial District  
**Historic District:** N/A **Planning District:** 1b  
**Existing Use:** Vacant Mixed-Use **Square Number:** 26  
**Proposed Use:** Commercial/Residential (25 units) **Lot Number:** 10, 11, 12, 16, B, A  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 10, Section 10.3.A (Table 10-2) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the renovation of an existing building to a mixed-use structure with excessive height and with insufficient minimum lot area per dwelling unit.

**Requested Waiver:**

**Section 10.3.A (Table 10-2) – Maximum Building Height**

Required: 50 feet                      Proposed: 53 feet                      Waiver: 3 feet



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<sup>1</sup> The former Comprehensive Zoning Ordinance (CZO) was rendered ineffective as of August 12, 2015 with the adoption of a new Comprehensive Zoning Ordinance (CZO), however complete building applications prior to the adoption of the new CZO require zoning review and regulation under the former CZO.

**ITEM 2 – Docket Number: 157-15**

**Applicant or Agent:** Lawrence J. Springer, John F. Wheelock, Jr. and Melissa G. Wheelock  
**Property Location:** 2031 State Street **Zip:** 70118  
**Bounding Streets:** State St., Feret St., Richmond Pl., & Loyola Av.  
**Former Zoning:** RS-2 Single-Family Residential District  
**Current Zoning:** HU-RS Historic Urban Single-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** Bloomingdale  
**Proposed Use:** Single-Family Residence **Lot Number:** B  
**Project Planner:** Danica Adams (dcadams@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the former Comprehensive Zoning Ordinance (CZO).

**Request:** This request is to permit two (2) parking spaces in the front yard and excessive paving of the required front yard area. **(AFTER THE FACT)**

**Requested Waivers:****Section 15.2.3 – Parking in Front Yards**

Required: 0 Spaces      Provided: 2 Spaces      Waiver: 2 Spaces

**Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas**

Required: ≤ 40%      Provided: 51% (540 sq. ft.)      Waiver: 11% (120 sq. ft.)

**ITEM 3 – Docket Number: 169-15**

**Applicant or Agent:** Magazine Race, LLC  
**Property Location:** 1476 Magazine Street **Zip:** 70130  
**Bounding Streets:** Magazine St., Race St., Constance St., & Euterpe St.  
**Former Zoning:** B-1A Neighborhood Business District  
**Current Zoning:** HU-B1 Neighborhood Business District  
**Historic District:** Lower Garden District (Local HD) **Planning District:** 2  
**Existing Use:** Parking Lot **Square Number:** 144  
**Proposed Use:** Multi-Family Residence **Lot Number:** 1, 2

**Request Citation:** This request is for special exceptions from the provisions of Article 5, Section 5.5.7 (Table 5.E) of the former Comprehensive Zoning Ordinance.

**Request:** To permit the construction of a multi-family residence with insufficient side yard setback and insufficient rear yard setback.

**Requested Waivers:****Section 5.5.7 (Table 5.E) – Side Yard Setback**

Required: 5'      Provided: 3'-6"      Waiver: 1'-6"

**Section 5.5.7 (Table 5.E) – Rear Yard Setback**

Required: 20'      Provided: 0'      Waiver: 20'

**ITEM 4 – Docket Number: 173-15**

**Applicant or Agent:** 2223 Carondelet, LLC  
**Property Location:** 2223 Carondelet Street **Zip:** 70113  
**Bounding Streets:** Carondelet St., Jackson Ave., Philip St., & Brainard St.  
**Former Zoning:** RM-4 Multiple-Family Residential District  
**Current Zoning:** HU-RM1 Historic Urban Multi-Family Residential District  
**Historic District:** Garden District **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 243  
**Proposed Use:** Multi-Family Residence **Lot Number:** 15  
**Project Planner:** Brittany B DesRocher (bbdesrocher@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.12.7 (Table 4.L) of the former Comprehensive Zoning Ordinance.

**Request:** To permit the construction of an 18 unit multi-family residence with insufficient lot area per dwelling unit.

**Requested Waiver:****Section 4.12.7 (Table 4.L) – Lot Area Per Dwelling Unit**

Required: 1,000 sq. ft. Provided: 878.5 sq. ft.

Waiver: 121.5 sq. ft

**ITEM 5 – Docket Number: 184-15**

**Applicant or Agent:** Susan Neely, Christopher Meehan  
**Property Location:** 1421 N. Robertson Street **Zip:** 70116  
**Bounding Streets:** N. Robertson St., Esplanade Av., Kerlerec St., & N. Claiborne Av.  
**Former Zoning:** HMC-2 Historic Marigny/Tremé Commercial District  
**Current Zoning:** HMR-3 Historic Marigny/Tremé/Bywater Residential District  
**Historic District:** Treme **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 629  
**Proposed Use:** Restaurant **Lot Number:** 1  
**Project Planner:** Larry Massey (lwmassey@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the former Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a restaurant with insufficient off-street parking.

**Requested Waivers:****Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 9 Spaces Provided: 0 Spaces

Waiver: 9 Spaces



**E. BZA Dockets – Current Comprehensive Zoning Ordinance<sup>2</sup> - Unfinished Business****ITEM 6 – Docket Number: 175-15****WITHDRAWN**

**Applicant or Agent:** Michael Hanner  
**Property Location:** 6235-6237 Pasteur Boulevard **Zip:** 70122  
**Bounding Streets:** Pasteur Blvd., New York St., Vermillion Blvd., & Robert E. Lee Blvd.  
**Zoning District:** S-RD Two-Family Residential District  
**Overlay District:** N/A  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Two-Family Residence **Square Number:** 4  
**Proposed Use:** Two-Family Residence **Lot Number:** 21  
**Project Planner:** Danica Adams (dcadams@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), and Article 22, Section 22.8.B.1(b), Section 22.11.B1, Section 22.11.B1.a.i, Section 22.11.B1.a.ii, Section 22.11.D.1&2, and Section 22.11.D.3 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit two (2) off-street parking spaces in a required front yard with excessive impervious surface, excessive number of curb cuts, insufficient setback for curb cuts, and insufficient setback for the parking pad. **(AFTER THE FACT)**

**Requested Waivers:****Section 13.3.A.1 (Table 13-2) - Maximum Impervious Surface - Front Yard**

Permitted: 40%      Provided: 60%      Waiver: 20%

**Section 22.8.B.1(b) - Permitted Vehicle Parking Locations (Residential Uses - Front Yard)**

Permitted: 0 Spaces      Provided: 2 Spaces      Waiver: 2 Spaces

**Section 22.11.B.1 - Curb Cuts (Number of allowed curb cuts)**

Permitted: 1 curb cut      Provided: 2 curb cuts      Waiver: 1 curb cut

**Section 22.11.B.1.a.i - Curb Cuts (Circular Drive – Parking Space in Front Yard)**

Required: 0 spaces in front yard      Provided: 1 space      Waiver: 1 space

**Section 22.11.B.1.a.ii - Curb Cuts (Circular Drive – Setback from side lot line)**

Required: 3' setback (Robert E. Lee)      Provided: 0' setback      Waiver: 3'

Required: 3' setback (New York St.)      Provided: 1.15' setback      Waiver: 1.85'

**Section 22.11.D.1&2 - Parking Pad Design (Location)**

Permitted: 0 spaces in front yard      Provided: 1 space      Waiver: 1 space

**Section 22.11.D.3 - Parking Pad Design (Setback from lot lines)**

Required: 3' setback from lot line      Provided: 0' setback      Waiver: 3'



<sup>2</sup> The new Comprehensive Zoning Ordinance became effective August 12, 2015.

**ITEM 7 – Docket Number: 177-15**

**Applicant or Agent:** Kamal And Hend, LLC , Kamal Dali,  
**Property Location:** 6186-6188 Bellaire Drive **Zip:** 70124  
**Bounding Streets:** Bellaire Dr., 18th St., 20th St, & 17th St. Canal  
**Zoning District:** S-LRS1 Lakeview Single-Family Residential District  
**Overlay District:** N/A  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** NA  
**Proposed Use:** Single-Family Residence **Lot Number:** 145, 145A  
**Project Planner:** Kelly Butler (kgbutler@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 21, Section 21.6.AA.1 and Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with excessive front yard stair projection and front yard paving. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 13.3.A.1 (Table 13-2) – Front Yard Paving**

Permitted: 40% (368 sq. ft.) Proposed: 70% (644 sq. ft.) Waiver: 30% (276 sq. ft.)

**Section 21.6.AA.1 – Porches and Steps and Stoops (Stair Projection)**

Required: 6' Proposed: 8' Waiver: 2'



**ITEM 8 – Docket Number: 181-15**

**Applicant or Agent:** Mickey P. Landry  
**Property Location:** 1328 Nashville Avenue **Zip:** 70115  
**Bounding Streets:** Nashville Ave., Pitt St., Eleonore St., & Prytania St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Overlay District:** N/A  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 48  
**Proposed Use:** Single-Family Residence **Lot Number:** 1-A, 3-A  
**Project Planner:** Tyler Antrup (tjantrup@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 21, Section 21.6.A.6 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of an accessory structure with excessive height.

**Requested Waiver:**

**Section 21.6.A.6 – Accessory Structures (Height)**

Permitted: 14'      Provided: 19' 6"      Waiver: 5' 6"



**ITEM 9 – Docket Number: 194-15**

**Applicant or Agent:** Yung Lau, Edward Suffern  
**Property Location:** 3001 Napoleon Avenue **Zip:** 70125  
**Bounding Streets:** S. Claiborne Av., Napoleon Av., S. Derbigny St., & Gen. Perhsing St.  
**Zoning District:** MU-1 Medium Intensity Mixed-Use District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 694  
**Proposed Use:** Mixed-Use **Lot Number:** 1, 2, 3, Pt. 4  
**Project Planner:** Tyler Antrup (tjantrup@nola.gov)

**Request Citation:** This request is for variances from the Building Design Standards of Article 15, Section 15.3.B (a) and from the Interior Side Yard requirements of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance.

**Request:** To permit the construction of a commercial building that is not oriented to the corner and provides an insufficient interior side yard setback.

**Requested Waivers:**

**Section 15.3.B (a) – Building Design Standards**

Required: The primary entrances shall be oriented to the street or to the corner if the structure is on a corner lot.

Provided: The proposed building is oriented towards a parking area, which faces the corner.

Waiver: To allow the construction of a building whose primary entrances are not oriented to the corner.

**Section 15.3.A.1 (Table 15-2) – Interior Side Yard**

Required: 5' if abutting a residential use      Provided: 3'      Waiver: 2'



**ITEM 10 – Docket Number: 195-15**

**Applicant or Agent:** Governor House of New Orleans, LLC, Richard Choate  
**Property Location:** 1630 Canal Street **Zip:**  
**Bounding Streets:** Canal St., S. Claiborne Av., Cleveland Av., & S. Robertson St.  
**Zoning District:** CBD-7 Bio-Science District  
**Historic District:** N/A **Planning District:** 1a  
**Existing Use:** Hotel/Motel **Square Number:** 404  
**Proposed Use:** Hotel/Motel **Lot Number:** A-1  
**Project Planner:** Arlen D Brunson (adbrunson@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 22, Section 22.10.B.1 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the renovation of a hotel with insufficient loading space width and vertical clearance.

**Requested Waivers:****Section 22.10.B.1 –Dimensions-Width**

Required: 12'                      Provided: 11'-2"                      Waiver: 10"

**Section 22.10.B.1 –Dimensions-Vertical Clearance**

Required: 14'                      Provided: 10'-4"                      Waiver: 3'-8"

**F.        BZA Dockets – Current Comprehensive Zoning Ordinance<sup>3</sup> - New Business****ITEM 11 – Docket Number: 199-15**

**Applicant or Agent:** Nicole Webre  
**Property Location:** 933-935 Valence Street **Zip:** 70115  
**Bounding Streets:** Valence St., Camp St., Cadiz St. & Magazine St.  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 234  
**Proposed Use:** Single-Family Residence **Lot Number:** 3  
**Project Planner:** Laura Banos (lbbanos@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

**Request:** This request is in conjunction with Subdivision Docket 118/15 to permit the creation of a lot with insufficient minimum lot width.

**Requested Waiver:****Section 11.3.A.1 (Table 11-2A)- Minimum Lot Width**

Required: 30'                      Provided: 27'                      Waiver: 3'



<sup>3</sup> The new Comprehensive Zoning Ordinance became effective August 12, 2015.

**ITEM 12 – Docket Number: 200-15****WITHDRAWN**

**Applicant or Agent:** Robo Development LLC  
**Property Location:** 1614 N Galvez Street **Zip:** 70116  
**Bounding Streets:** N. Galvez St., Lapeyrouse St., N. Johnson St., & Onzaga St.  
**Zoning District:** HU-RD2  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Single-Family Residence **Square Number:** 1037  
**Proposed Use:** Two-Family Residence **Lot Number:** Z  
**Project Planner:** Cameron Bonnett (cdbonnett@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-1) and of Article 22, Section 22.4.A of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the conversion of a single-family dwelling into a two-family dwelling with insufficient minimum lot area.

**Requested Waiver:****Section 11.3.A.1 (Table 11-1) - Lot Area**

Required: 1,800 sq. ft/du      Provided: 1,054.5 sq. ft/du      Waiver: 745.5 sq. ft./du

**ITEM 13 – Docket Number: 201-15**

**Applicant or Agent:** Jane Hotard  
**Property Location:** 6411-6419 Memphis Street **Zip:** 70124  
**Bounding Streets:** Memphis St., Bragg St., General Diaz St., and Lane St.  
**Zoning District:** S-LRS1 Lakeview Single-Family Residential District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Single-Family Residence **Square Number:** 215  
**Proposed Use:** Single-Family Residence **Lot Number:** 21-A  
**Project Planner:** Brittany B DesRocher (bbdesrocher@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 22, Section 22.8.B.1(d) of the Comprehensive Zoning Ordinance.

**Request:** To permit the construction of a single-family residence with vehicle parking in the front yard in an area with alley access.

**Requested Waiver:****Section 22.8.B.1(d) - Permitted Vehicle Parking Locations (Rear Yard)**

Required: Rear Yard      Provided: Front Yard      Waiver: Rear Yard



**ITEM 14 – Docket Number: 202-15**

**WITHDRAWN**

**Applicant or Agent:** Dan Nitschke  
**Property Location:** 6050 Pasteur Boulevard **Zip:** 70122  
**Bounding Streets:** Pasteur Blvd., Burbank Dr., Cameron Blvd., & Robert E. Lee Blvd.  
**Zoning District:** S-RS Single-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Vacant Lot **Square Number:** C  
**Proposed Use:** Two-Family Residence **Lot Number:** 115-C  
**Project Planner:** Tyler Antrup (tjantrup@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and Article 21, Section 21.6.AA.1 of the Comprehensive Zoning Ordinance.

**Request:** To permit the construction of a two-family residence with insufficient minimum lot area, insufficient minimum lot width and excessive stair projection in the front yard.

**Requested Waivers:**

**Section 13.3.A.1 – Minimum Lot Width**

Required: 50'      Provided: 46'      Waiver: 4'

**Section 13.3.A.1 – Minimum Lot Area Per Dwelling Unit**

Required: 6,000 sq. ft.      Provided: 5,520 sq. ft.      Waiver: 480 sq. ft.

**Section 21.6.AA.1 - Porches and Steps and Stoops (Front Stair)**

Permitted: 6'      Provided: 6'-6"      Waiver: 6"



**ITEM 15 – Docket Number: 203-15**

**Applicant or Agent:** George Jeansonne, Cabn Properties LLC  
**Property Location:** 5317 Wickfield Drive **Zip:** 70122  
**Bounding Streets:** Wickfield Dr., Rapides St., Wingate Dr., & Filmore Ave.  
**Zoning District:** S-RS Single-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Two-Family Residence **Square Number:** 4  
**Proposed Use:** Two-Family Residence **Lot Number:** 18  
**Project Planner:** Sabine Lebailleux (selebailleux@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and Article 21, Section 21.6.T.4 of the Comprehensive Zoning Ordinance.

**Request:** To permit the construction of a two-family residence with insufficient front yard setback and insufficient side yard setback. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 13.3.A.1 (Table 13-2) – Front Yard Setback**

Required: 20'                      Provided: 17.6'                      Waiver: 2.4'

**Section 13.3.A.1 (Table 13-2) – Side Yard Setback**

Required: 5'                      Provided: 2'                      Waiver: 3'

**Section 21.6.T.4 – Mechanical Equipment Above**

Required: Below fence              Provided: Above the fence              Waiver: Above the fence



**ITEM 16 – Docket Number: 204-15**

**WITHDRAWN**

**Applicant or Agent:** Mercedes J. Heard-Bardell  
**Property Location:** 5553 St. Anthony Avenue **Zip:** 70122  
**Bounding Streets:** St. Anthony Ave., Prentiss Ave., Cameron Blvd. & Rapides Dr.  
**Zoning District:** S-RS Single-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Single-Family Residence **Square Number:** 12  
**Proposed Use:** Single-Family Residence **Lot Number:** 17A  
**Project Planner:** Danica Adams (dcadams@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) and Article 22, Section 22.8.B.1 of the Comprehensive Zoning Ordinance.

**Request:** This is a request to permit excessive paving of the front yard, insufficient minimum permeable open space, and one parking space in the required front yard area.

**Requested Waivers:**

**Section 13.3.A.1 (Table 13-2) – Maximum Impervious Surface - Front Yard**

Required: 40%      Provided: 46%      Waiver: 6%

**Section 13.3.A.1 (Table 13-2) – Minimum Permeable Open Space**

Required: 40%      Provided: 27%      Waiver: 13%

**Section 22.8.B.1(b) – Permitted Vehicle Parking Locations - Front Yard**

Permitted: 0 Spaces      Provided: 1 Space      Waiver: 1 Space



**ITEM 17 – Docket Number: 205-15**

**Applicant or Agent:** 214 Decatur Street Development, LLC, Kirk Fabacher  
**Property Location:** 214-240 Decatur Street **Zip:**  
**Bounding Streets:** Decatur St., Iberville St., Clinton St., & Bienville St.  
**Zoning District:** VCE-1 Vieux Carré Entertainment District  
**Historic District:** Vieux Carré **Planning District:** 1b  
**Existing Use:** Mixed-Use **Square Number:** 7  
**Proposed Use:** Mixed-Use **Lot Number:** 21-A  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 10, Section 10.3.A (Table 10-2) and Section 10.5.A of the Comprehensive Zoning Ordinance.

**Request:** To permit the renovation of a mixed-use structure with excessive height and insufficient lot area per unit.

**Requested Waivers:**

**Section 10.3.A (Table 10-2) – Maximum Building Height**

Required: 50'.      Provided: 69'-2"      Waiver: 13'-5"

**Section 10.5.A – Minimum Lot Area Per Dwelling Unit**

Required: 400 sq. ft (Existing 423 sq. ft. )      Provided: 338 sq. ft.      Waiver: 62 sq. ft.

**ITEM 18 – Docket Number: 206-15**

**Applicant or Agent:** Tarun Jolly, Natasha Shah  
**Property Location:** 3 Audubon Place **Zip:** 70118  
**Bounding Streets:** Audubon Pl., St. Charles Ave., Freret St., & Tulane Univ.  
**Zoning District:** HU-RS Single-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 1  
**Proposed Use:** Single-Family Residence **Lot Number:** 3  
**Project Planner:** Larry Massey (lwmassey@nola.gov)

**Requested Citation:** This request is for a variance from the provisions of Article 21, Section 21.6.N.1 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a fence with excessive height on the sides of the property.

**Requested Waiver:**

**Section 21.6.N.1- General Fence Regulations**

Required: 7'                      Provided: 10'                      Waiver: 3'



**G. Director of Safety and Permits Decision Appeals – New Business**

**ITEM 19 – Docket Number: 207-15**

**Applicant or Agent:** David Liccairdi  
**Property Location:** 801 Rosedale Drive **Zip:** 70124  
**Bounding Streets:** Rosedale Dr., Conti St., & Clayton Ave.  
**Zoning District:** S-LB2 Lake Area Neighborhood Business District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Police Station **Square Number:** 240  
**Proposed Use:** Restaurant, Standard **Lot Number:** A

**Request Citation:** This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the Director of the Department of Safety and Permits regarding the verification of three grandfathered parking spaces for 801 Rosedale Dr.



**ITEM 20 – Docket Number: 208-15**

**Applicant or Agent:** Darren A. Patin  
**Property Location:** 4774 Mandeville Street **Zip:** 70122  
**Bounding Streets:** Mandeville St., Mirabeau Ave., Carnot St., & Marigny St.  
**Zoning District:** S-RS Single-Family Residential District  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** N/A **Square Number:** 33  
**Proposed Use:** Two-Family Residence **Lot Number:** 23, 24

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the Director of the Department of Safety and Permits regarding the loss of non-conforming status of a two-family dwelling.



**H. Executive Director of City Planning Commission Decision Appeals Reasonable Accommodation – New Business**

**ITEM 21 – Docket Number: RA002-15-15**

**Applicant or Agent:** Michael W. Harris  
**Property Location:** 4014 N Roman Street **Zip:** 70117  
**Bounding Streets:** N. Roman St., Mazant St., N. Derbigny St., & Bartholomew St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 7  
**Existing Use:** Single-Family Residence **Square Number:** 797  
**Proposed Use:** Single-Family Residence **Lot Number:** 12

**Request Citation:** This is an appeal of a decision of the Executive Director of City Planning Commission as per Article 27, Section 27.7 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the Executive Director of the Department of City Planning Commission regarding the denial of an application for a reasonable accommodation.



**I. Adjournment**